

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, OCTOBER 6th, 2025 @ 7:00 pm 'Regular Meeting'
AGENDA

1. Called to Order

2. Pledge of Allegiance

3. Open Public Meetings Acts Statement

In accordance with the provisions of the New Jersey Open Public Meetings Act, Chapter 231 of the Public Laws of 1975, the Sea Isle City Zoning Board caused notice of the date, time and place of this meeting to be posted on the City Clerk's Bulletin Board at City Hall, Sea Isle City Web Site and published in the Atlantic City Press and/or Ocean City Sentinel.

4. Roll Call

<input type="checkbox"/> Patrick Pasceri, Chairperson	<input type="checkbox"/> Jacqueline Elko	<input type="checkbox"/> Robert Tull
<input type="checkbox"/> Louis Feola, Jr., Vice Chair	<input type="checkbox"/> Donna Fitzpatrick	<input type="checkbox"/> Richard Browne, Alt I
<input type="checkbox"/> Kenneth Cloud	<input type="checkbox"/> William McGinn	<input type="checkbox"/> Nicholas Screni, Alt II

5. NEW BUSINESS

A Applicant: LANE, Joseph & Rita (Hardship/Flex 'C' Variances)

@ 10 -55th Street South/ Block 55.01/ Lots 1507.02-Qual. C-S & 1509.02 (Easement)

Proposed: to construct an elevator shaft for an elevator on the side of the structure

Requesting: variance relief for side yard setback, front yard setback and impervious coverage

A Applicant: UNCLE OOGIES HOUSING, LLC. ('D-2' Use Variance)

@ 106 -50th Street (formerly 104 & 106 -50th Street/ Block 50.03/ Lots 22.02, 23.01 & 23.02/ Zone C-2

Proposed: to construct two (2) inground swimming pools in the rear yards of a newly developed two-family dwelling that was previously approved per memorialized Resolution 2024-06-01

Requesting: variance relief for an expansion to a non-conforming use, setback from Main structure to accessory (pool) structure and impervious coverage

6. Resolutions

R Resolution No. 2025-09-01: KNELL GLEESON, LLC. (Hardship/Flex 'C' Variances)

@ 1104 Landis Avenue & 1102 Landis Avenue, Rear / Block 11.02 / Lots 1.05 & 30/ Zone R-2

7. Meeting Minutes

MM Minutes of Tuesday, September 2nd, 2025 Regular Zoning Board Meeting

8. Adjourn

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

Minutes of Monday, October 6, 2025 @ 7:00 PM Meeting

Meeting called to order: by Acting Chairperson Mr. Feola. All join for Pledge of Allegiance. Opening comments begin with the Open Public Meetings Act statement.

Board Roll Call:

Present: Mr. Cloud, Ms. Elko, Mrs. Fitzpatrick, Mr. McGinn, Mr. Tull, & Mr. Feola (Vice-Chair)

Absent: Mr. Browne (Alt. I), Mr. Screni (Alt. II) & Mr. Pasceri (Chair)

Board Professionals: Mr. Christopher Gillin-Schwartz, Esq., of Gillin-Schwartz Law, Zoning Board Solicitor and Mr. Andrew Previti, P.E. of Collier's Engineering & Design, Board Engineer.

NEW BUSINESS:

A Applicant: LANE, Joseph & Rita (Hardship/Flex 'C' Variances)

@ 10 -55th Street South/ Block 55.01/ Lots 1507.02-Qual. C-S & 1509.02 (Easement)

Proposed: to construct an elevator shaft for an elevator on the side of the structure

Requesting: variance relief for side yard setback, front yard setback and impervious coverage

Professionals: Elias Manos, Esq. representing the applicant, introduces Joseph and Rita Lane and Arthur Chew, PE, who are sworn in along with Andrew Previti, PE (Municipal Board Engineer), and notes for the record that James McAfee, R.A. was unable to attend at this time. Mr. Manos briefly describes the previously approved project and how they found that the original design and location of the proposed elevator was not at all feasible, and to make things even more difficult, the architect they were working with passed away. They found and began working with a new architect to redesign a more suitable project, which is their reason for returning before board once again. Mr. Chew offers his credentials and testimony regarding the elevator shaft addition that is proposed in the same location but a bit larger than their previous application but will remain at the 2' side yard setback. He continues explaining how this one was designed to be longer so as to provide additional door clearance for easier access in and out of elevator at each stop, he reviews the dimensions of the elevator and the elevator shaft noting that a smaller shaft would not be feasible for this project, and how the shaft would not be visible to passer-byers in the location being proposed.

Witnesses: Mr. & Mrs. Lane (Owners/Applicants) explained their need for this elevator since they are planning to move here as year-round residents.

Exhibits/Reports: n /a

Board Comment: there was an inquiry as to why 10' was necessary and if it could be reduced in size or possibly made flush with the structure wall, pushed more into the structure or move to another location; it was noted for the record that this specific elevator design they are proposing does not allow enough room to accommodate a wheelchair; questions are raised about the 2' setback because the board feels this is not enough space in case of an emergency like that of a fireman with his equipment; this setback would also be exacerbated should the neighbor decide to install a fence along the property line.

Public Comment: n /a

- Therefore, Mr. Manos and Mr. Chew, along with the applicants, requested for a continuation to the next meeting on 11/5/2025, and arrange for James McAfee, Architect to be present, having Mr. Chew's testimony on record in case he cannot attend the next meeting, having waived timing and with no further notice required other than the announcement made by the Solicitor.

A UNCLE OOGIES HOUSING, LLC. ('D-2' Use Variance)

@ 106 -50th Street (formerly 104 & 106 -50th Street/ Block 50.03/ Lots 22.02, 23.01 & 23.02/ Zone C-2)

Proposed: to construct two (2) inground swimming pools in the rear yards of a newly developed two-family dwelling that was previously approved per memorialized Resolution 2024-06-01

Requesting: variance relief for an expansion to a non-conforming use, setback from Main structure to accessory (pool) structure and impervious coverage

Professionals: Donald Wilkinson, Esq. on behalf of the applicant Uncle Oogies Housing, LLC. introduces Louis Cerone, Principal Applicant and Andrew Shawl PE, who are sworn in before he continues explaining how this property is currently being developed under prior approvals granted as outlined in Memorialized Resolution 2024-06-01 for a new duplex dwelling in the C-2 zoning district, which required D2 Use Variance Relief since this project is residential in what is considered a commercial zone, and continues to explain how they are proposing two (2) in-ground swimming pools by constructing a pool in the rear yard of each unit. Variance relief is necessary because this is an expansion of a non-conforming use, in addition to setback relief for the distance from the accessory

(pool) structure to the main structure. Mr. Shawl provides detailed testimony pertaining to side and rear yard setbacks, the green space they plan to run along the rear of the property, proposed modifications to the hardscape that will reduce the impervious coverage and eliminate any relief needed, the required fencing that is required to enclose the pool and have a self-latching gate for safety, he briefly reviews the landscaping and shrubs for this project and property, and the proposed distance between the accessory pool structure and the main building structure where they are proposing 5' which is not permitted and would require variance relief, and upon review of the positive and negative criteria for this project they believe this project not have any impact on the surrounding neighborhood or adjacent structures.

Witnesses: Lou Cerone (Principal Applicant) to answer any questions

Exhibits/Reports: n / a

Board Comment: there was some discussion regarding the pool size which is proposed to be reduced in size and the required 2' hardscape around the pool water edge for emergency purposes and access.

Public Comment: n / a

- Motion for variance relief to expand a non-conforming use including setback and impervious coverage relief for in-ground swimming pools; all as discussed including comments and conditions, and as outlined in Mr. Previti's Engineering Memorandum dated 9/6/2025; Motion made by Mr. McGinn, second by Mr. Cloud; roll call of eligible votes - aye '2' in favor / nay '4' opposed and therefore Denied 4-2.

Resolutions:

✓ Resolution No. 2025-09-01: KNELL GLEESON, LLC. (Hardship/Flex 'C' Variances)
@ 1104 Landis Avenue & 1102 Landis Avenue, Rear / Block 11.02 / Lots 1.05 & 30/ Zone R-2

- Motion memorializing Resolution #2025-09-01 made by Mr. McGinn, second by Mr. Cloud; roll call of those eligible to vote - aye '6' in favor /nay '0' opposed

Meeting Minutes to Adopt:

III Minutes of Tuesday, September 2nd, 2025 Zoning Board Meeting

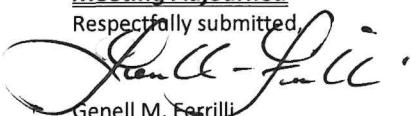
- Motion to adopt Tuesday, September 2nd, 2025 Zoning Board Meeting Minutes, motion made by Mr. McGinn, second by Mrs. Fitzpatrick; roll call of those eligible to vote - aye '6' in favor /nay '0' opposed

~With no further business

Motion to adjourn by Mr. Feola, second by 'aye' all in favor

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli
Board Secretary
City of Sea Isle City Zoning Board